



HOUSING AUTHORITY
of the City of Long Beach

Owner Highlight!



Congratulations to Brad Johnson, our very first "Owner of the Month!" We are happy to commend Brad on his tireless efforts to house homeless families, especially veterans. Brad is also the very first owner to participate in Homeless Incentive Program (HIP)*, which provides financial incentives to partner with the HACLB in order to house homeless families. Brad was recently recognized by Supervisor Janice Hahn for his outstanding community service. Join us in congratulating our very first Owner of the Month, Brad Johnson!

*For more information on HIP, please call Kari Faithful at (562) 570-6033.

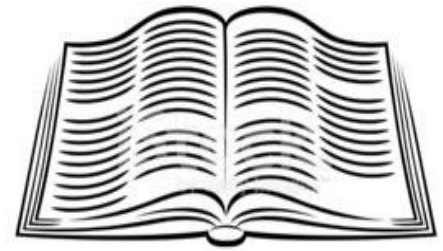
HACLB TIP of the Month



Are you having concerns with lease violations? It is the Housing Authority's goal to ensure a win-win partnership by holding owners responsible for the condition of the unit and enforcement of the lease, while also holding the tenant responsible for abiding by the program requirements as well as the complying with the owner's lease.* Should the participant violate your lease, you must notice them just as you would notice an unassisted tenant, up to and including eviction. When judgement is for the owner, the Housing Authority must propose termination of the participant. When eviction is awarded, the Housing Authority will pay up to lock out or when the participant has vacated the unit, whichever comes first.

*Please note: the Housing Authority is not a party to the lease. However, participants sign a *Family Obligations* contract with the Housing Authority, in which they agree to comply with the owner's lease.

The New 2018/2019 Administrative Plan



The new HACLB 2018 – 2019 Administrative Plan is now available to view online. The Administrative Plan is a policy manual that guides The Housing Authority in processes related to administering rental subsidy programs in Long Beach. The Housing Authority Commission approved all changes at their regularly scheduled meeting on Tuesday, September 11th. Please see the latest edition of our policy manual here:

<http://www.longbeach.gov/global/assets/haclb/media-library/documents/about/admin-plan-100118>.





Celebrating 50 Years in the Community!

Did you know the Housing Authority of the City of Long Beach will be 50 years old this December? That's right – we began serving the community of Long Beach in December of 1968. Stay tuned as we celebrate 50 wonderful years of helping the public. Here's to 50 more!

Inspection Tips

Landlords, are you ready for the next inspection of your units? Here are a few examples of common fail items and how to correct them:

Ceiling: Repair any cracked plaster or holes. Repair water damages and correct the source of the leakage.

Door/Cabinets: Missing doors, knobs, locks, stops and loose or missing thresholds must be repaired or replaced. Sliding doors must have guides.

Floors: Torn, damaged, cracked or missing tiles/linoleum must be repaired/replaced. Carpeting should be clean, Torn, damaged or severely worn carpeting must be replaced.

Locks: As required by California law, each entrance door (other than a sliding door) must be equipped with a single deadbolt lock. Interior doors may only have privacy locks.

Plumbing and Fixtures: Repair leaking faucets and clogged drains. Repair/seal chipped porcelain on sinks, basins and tubs. Install tub and basin stoppers.

Carbon Monoxide Detectors: There must be at least one working carbon monoxide detector for each living level.

IMPORTANT NOTICE

TRAINING OPPORTUNITIES

Long Beach Housing Authority – (562) 570-6985

Upcoming New Owner Orientations
 - October 17th at 12 p.m.
 - November 20th at 4 p.m.
 RSVP (562) 570-6033

Fair Housing Foundation – (562) 989-1206

Landlord Rights Workshop: Learn how to seek prospective tenants, the rental process, credit checks, along with your rights and responsibilities. Call (562) 989-1836 for upcoming classes.

To RSVP to an event, visit <http://www.fairhousingfoundation.com/10/2017/calendar.html>. **These events are held free of cost.**

IMPORTANT NUMBERS

Bureau Manager

Alison King 570-6153

Special Projects Officer

Kieshia Nathaniel 570-6616

Housing Operations Program Officer

Nida Watkins 570-6011

Ombudsman/Community Liaison

Kari Faithful 570-6033

Inspections Coordinator

Saulo Amezquita 570-5301

Occupancy Coordinator

Joi Dailey 570-6365

Intake Coordinator

Mechell Roberts 570-6285

Program Integrity Coordinator

Gerlanda Larry 570-6089

Inspections Scheduler

Sophy Chhoy 570-5303

Owner Specialist and Rent Reasonableness

Debbi Brown 570-6897

Move Specialist

Xochitl Ortega 570-6409

